

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, November 13, 2014 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

---

1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings:** 9/25/14, 10/23/14
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 10/27/14; Zoning Board of Appeals 11/3/14; Planning Commission; Aquifer Protection Agency 10/23/14
  
  - b. **Ct. Federation of Planning & Zoning Agencies Quarterly Newsletter: Fall 2014**
  
4. **Public Hearing 7:30 p.m.**
  - a. **Proposed Regulation Change #201400956:** Section 242-404K(7)(b)[1] – Incentive Housing Permitted Uses
    1. Response note from HVCEO dated 11/04/14
    2. Response memo from Planning Commission dated 11/7/14
  
5. **Old Business:**
  - a. **857 – 857A Federal Road (Green Acres Luxury Apartments) #201400966:** Site Plan Modification for proposed changes to building elevations, windows, Fenestration, trim and architectural features (*dec date 12/26/14*)
    1. Response memo from Water Source dated 11/5/14
    2. Memo from A. Dew, ZEO to Zoning Commission Dated 11/6/14 Re: 857 Federal Rd
  
6. **New Business:**
  - a. **Proposed Regulation Change #201401012:** Section 242-405A-G – Apartment Units within Single Family Dwellings (*earliest PH set date is 12/11/14*)
  
  - b. **182 Whisconier Road (Brookfield Library) #201400998:** Site Plan Modification to remove and replace six existing lamps & light poles, plus add three (3) additional lamps and light poles to the site (*dec date 1/15/15*)
    1. Response memo from Water Source dated 11/5/14
  
  - c. **2015 DRAFT Land Use Commission Meeting Schedule:**
  
  - d. **20 Orchard Street: Permanent Maintenance Agreement Bond**
    1. Memo from A. Dew to Zoning Commission dated 10/30/14 Re: Permanent Maintenance Bond Agreement for 20 Orchard Place
      - List of agreements from July 2004 between 20 Orchard St, LLC (“The Company”) and the Brookfield Zoning Commission
      - “Permanent Maintenance Agreement” Document (*on cart*)
  
  - e. **2 Summer Pasture Lane #201301193:** Request for final bond release of \$1,500.00
  
  - f. **Zoning Regulation Revision:** Memo from K. Daniel to Zoning Commission dated 10/16/14 Re: Zoning Regulation Revision

- g. 540 Federal Road (Oak Meadows) #201401044: Site Plan Modification to revise construction phasing. Switch Phase III and IV (dec date 1/16/15)**
  - 1. “Phasing Plan” prepared by CCA, LLC dated 8/14/08 – revised thru 11/6/14 – sheet PH1
  
- h. 143 Federal Road (ShopRite) #201401046: Site Plan Modification to add a recycling dumpster for organic compost in order to comply with new State Regulations (dec date 1/16/15)**
  - 1. “Site Plan” Handed into Land Use 11/6/14 showing location of new dumpster

**7. Tabled Items:**

**8. Informal Discussion:**

**a. Loss of Part Time Zoning Enforcement Officer:**

- 1. Memo from A. Dew, ZEO to Zoning Commission dated 11/6/14 Re: Loss of Asst. ZEO

**9. Comments of Commissioners:**

**10. Adjourn:**

**\*\*Next Regular Meeting Scheduled for November 20, 2014\*\***